BOOK 5117 PAGE 215

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

William C. Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 1977

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Rucker, et ux (NAME)	The Lomas & Nettleton Company (NAME)	52-2-263
313 Randy Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	11D-44655
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, PHYLLIS Y. ALLEN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM C. RUCKER AND WIFE, SHARON RUCKER,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 82 on the Plan of Rainbow Terrace, Section 3, of record in Book 2133, page 20, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 82 fronts 115 feet on the easterly margin of Randy Road; and extends back 495.9 feet on the northerly line and 519.6 feet on the southerly line to a dead line in the rear measuring 117.4 feet thereon.

BEING the same property conveyed to Kenneth W. Allen and wife, Phyllis Y. Allen by deed from Robert E. Miers and wife, Judy B. Miers, of record in Book 4940, page 692, said Register's Office, the said Kenneth W. Allen and Phyllis Y. Allen having since been divorced.

This conveyance is subject to restrictive covenants of record in Book 2092, page 568, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of reccrd; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Kenneth W. Allen, the husband of the above named Phyllis Y..Allen joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is unimproved ( ) improved (X) property, known as 313 Randy Road, Madison, TN 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of February, 1977

Phyllis Y. Allen
PHYLLIS Y. ALLEN

Kenneth W. Allen
KENNETH W. ALLEN

BOOK 5117 PAGE 216

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHYLLIS Y. ALLEN and KENNETH W. ALLEN

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 1977

Commission expires 4/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

FILE IN BOX 4

WARRANTY DEED

FROM

PHYLLIS Y. ALLEN

TO

WILLIAM C. RUCKER AND WIFE,

SHARON RUCKER

D 9 0 3 5 1

IDENTIF. REFERENCE

FEB 22 2 37 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

FEB 22 77		CONV	19,000.00			
FEB 22 77		S'TAX		B*	49.40	
FEB 22 77		PR'FEE		B*	.50	
FEB 22 77		W'DEED		B*	4.00	* 53.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.